

**7/12/21 PC Meeting
Post Meeting Material
Item 3**

From: [Planning Public Comment](#)
To: [Patrice McCloskey](#); [Planning Public Comment](#)
Cc: [Andrew Crabtree](#); [Reena Brilliot](#); [Gloria Sciara](#); [Debby Fernandez](#)
Bcc: [REDACTED]
Subject: RE: Comments for Planning Commission Special Meeting on July 12, 2021 regarding Santana Terrace, 190 N Winchester Blvd Santa Clara
Date: Monday, July 12, 2021 10:53:00 AM

Good Morning Ms. McCloskey,

Your email has been received in the Planning Public Comment email box and will be forwarded to the Planning Commissioners. By way of this email I am including all appropriate Planning staff for their information.

We appreciate you taking the time to notify us of your concerns.

Regards,

Elizabeth Elliott

Planning Division | Community Development Department
1500 Warburton Avenue | Santa Clara, CA 95050
O : 408.615.2450

-----Original Message-----

From: Patrice McCloskey <ptrcmc@outlook.com>
Sent: Sunday, July 11, 2021 11:07 AM
To: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>
Subject: Comments for Planning Commission Special Meeting on July 12, 2021 regarding Santana Terrace, 190 N Winchester Blvd Santa Clara

To: Planning Commissioners

As a resident of Santana Terrace Apartments, I am opposed to zoning changes that would allow all-age residents. While there are newer buildings in the area that serve all ages, senior apartments are few, especially new and modern facilities like Santana Terrace. I moved in 10 months ago under the premise that Santana Terrace was a seniors-only apartment complex, and doubt I would've moved here from Los Altos, otherwise.

The landlord, USA Properties, is using the pandemic as an excuse to open up to everyone, simply because it's taking longer than expected to fill the vacancies. It was mentioned at the community meeting that they began the process to change the zoning in February. Meanwhile, a number of people have moved in since, and I wonder how many of these residents were told before the lease-signing of the plans for Santana Terrace to no longer be senior housing? Probably none.

Recently, when I started keeping track of people coming to see the apartments from June 2 to July 5, I saw five groups of people getting tours. And as of Friday, an employee informed me that four more apartments have been rented and should be occupied by the end of the month. People are moving in, just not at the unrealistic rate the investors desire.

USA properties is arguing that younger people are clamoring to live here. How would we even know? Just because people inquire (because they failed to notice the sign) does not mean they would be a serious applicant. And the banners in front were taken down for a month or two while new ones were being made, so anyone driving by could understandably not know this is a senior apartment complex.

Because this project is aimed at seniors, only one parking space is assigned per unit.

Can you imagine the parking problems if younger people (who are apt to have more cars) or may have roommates are allowed as residents?

When this project was approved years ago (2016?), senior housing was deemed desirable —what's changed?

Nothing really, except for a pandemic, which has affected ALL landlords.

This place was built for seniors and should remain so. Please do not allow the pandemic to be used to undo the senior zoning.

-Patrice McCloskey

From: [Debby Fernandez](#)
To: [Planning Public Comment](#); [Nan Merz](#)
Cc: [Andrew Crabtree](#); [Reena Brilliot](#); [Mayor and Council](#)
Subject: RE: 190 N. Winchester - Item for Council Agenda
Date: Wednesday, August 18, 2021 11:32:32 AM
Attachments: [image001.png](#)
[image002.png](#)

Hello Nan, thank you for your comments which will be attached to the Council agenda report. This item has been rescheduled for public hearing to the Council meeting of Tuesday, September 7, 2021.

Regards,
Debby

From: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>
Sent: Wednesday, August 18, 2021 10:27 AM
To: Nan Merz <[REDACTED]>; Planning Public Comment <PlanningPublicComment@santaclaraca.gov>
Cc: Andrew Crabtree <ACrabtree@SantaClaraCA.gov>; Reena Brilliot <RBrilliot@SantaClaraCA.gov>; Debby Fernandez <DFernandez@santaclaraca.gov>; Mayor and Council <MAYORANDCOUNCIL@SantaClaraCA.gov>
Subject: 190 N. Winchester - Item for Council Agenda

Hello Ms. Merz,

Your thoughtful email has been received in the Planning Public Comment email box. By way of this email the appropriate Planning Division staff has been include for their review. Also – I’m requesting that staff clarify at which Council meeting this item will be heard at (August 24, or a different meeting date) and provide this information to you.

You have addressed your email to Council also, but I am unsure if you have sent this to them as they are not listed in your email recipients- by way of this email I am including Mayor and Council offices.

Please note, your email will be added as Public Correspondence for this item with your email address redacted.

We appreciate you for taking your time to notify us of your concerns.

Regards,

Elizabeth Elliott

Community Development Department | Planning Division
1500 Warburton Avenue | Santa Clara, CA 95050
O: 408.615.2450 | D: 408.615.2474

www.SantaClaraCA.gov

From: Nan Merz <[REDACTED]>

Sent: Wednesday, August 18, 2021 9:50 AM

To: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>

Subject: File PLN2021-14833m CEQ2021-01088

Location: 190 North Winchester Blvd, Santana Terrace Apartments

Hello,

I understand that there will be a hearing August 24, 2021 at 6:00 pm to discuss changing the 55+ age requirement to live at Santana Terrace to no age requirement.

When my husband and I made the decision to downsize to a one bedroom apartment, we were delighted to move into Santana Terrace. No more kids skateboarding down the hallways, no more broken elevators due to misuse, no more apartments with 6 or 7 people crammed into them..all of the things that come with allowing any age group into an apartment complex.

We have already had our share of inconveniences at Santana Terrace...homeless sleeping in the garages, we had a tire slashed, homeless sleeping behind the building, stolen vehicles abandoned in a garage, and we have only lived there since May 1.

I would like to point out that this was marketed as a 55+ community and that is the only reason we moved it. I believe there are five people/families set to move in during August and more in September, so the marketing is working, it just took a moment to get kick-started due in part to the pandemic.

I would appreciate this council denying this request by Santana Terrace, but as a compromise, allowing a 6 or 12 month delay, just to see if the 5 families a month continue to occur. Please let the community grow on it's own accord, and leave those of us who are over 55 in the peace and quiet we were originally promised.

I think there are 94 units and by the end of August, I believe 30 will be leased out. If the 5 a month continues, $5 \times 12 = 60$, so we will be full at this time next year.

Thank you for listening. I will watch for your City Council agenda and I will be at the meeting on August 24.

Thank you for listening,

Nan

Nan Merz, MA, CSJA
Dean, University Financial Aid Services
Santa Clara University

Kind words can be short and easy to speak, but their echoes are truly endless. ~
Mother Teresa

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